

PLANNING COMMISSION AGENDA (DRAFT)

April 28, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: March 24, 2014

I. PUBLIC HEARINGS

1. CORNER CROSSING (MINOR)
2. INSPIRATION ON GREEN MOUNTAIN PHASE 4 & 5
3. IREDELL SUBDIVISION PHASE 2
4. RANDOLPH PLACE; R/S OF LOTS 14, 15, 16, AND THE WEST 30' OF LOT 13, BLOCK 117, EAST HUNTSVILLE ADDITION (MINOR)
5. SANDERS HILL AT MCMULLEN COVE
6. **LOCATION, CHARACTER, & EXTENT**
 - (a) JOHN HUNT PARK PHASE 1 (#837)
7. STREET NAMING - **Dr. Joseph Lowery Blvd.**
8. STREET NAME CHANGE - **Hundley Drive**
9. **ZONING**
 - (a) ZONING ORDINANCE AMENDMENT: MANUFACTURERS
 - (b) ZONING ORDINANCE AMENDMENT: FARMERS MARKETS (**WITHDRAWN**)
 - (c) GRAYBAR ZONING (1503)

II. PRESENTATION OF DEVELOPMENT REVIEW - ANNUAL 2014

III. SUBDIVISIONS

1. CORNER CROSSING (MINOR)

Layout (1 lot)

Developer: Nuway Properties, LLC

Final (1 lot)

Engineering: 4-Site

Located: Northwest City, south of Highway 72 West and west of County Line Road

2. INSPIRATION ON GREEN MOUNTAIN PHASE 4 & 5

Relayout (111 lots)

Developer: Diltina Development Corp.

Engineer: 4 Site

Located: Southeast City; east of South Shawdee Road and south of Emerald Point

Waiver: non radial/non-perpendicular lot line between lots 114/common area 2, lots 115/common area 2, 115-118, 129-131, 138-139, 138-139, 139/common area 6, 160-165, common area 5/171, 208/209; angle of side lot line between lots 167 – 170, 170/common area 5, 171/common area 5, 191/common area 8

3. IREDELL SUBDIVISION PHASE 2; R/S OF TRACT 1 OF IREDELL SUBDIVISION PHASE 1

Repreliminary (62 lots)

Developer: Concord Development, Inc

Engineer: Smith Engineering

Located: Northwest City; north of Highway 72 West and east of Nance Road

4. OVERLAND COVE PHASE 2

Developer: Diltina Development Corp.

Engineer: 4 Site

Located: Northwest City; north of Johns Road and east of Indian Creek Road

Waiver: the position of sidewalks to 5' behind back of curb along the east side of Binding Branch

5. PROVIDENCE PHASE 6A; R/S OF LOT 5 OF A R/S OF LOT 5

Final (7 lots)

Developer: Townmakers, LLC

Engineer: Goodwyn, Mills, & Cawood, Inc.

Located: Northwest City, east of Providence Main Street and south of Biltmore Drive

6. RANDOLPH PLACE; R/S OF LOTS 14, 15, 16, AND THE WEST 30' OF LOT 13, BLOCK 117, EAST HUNTSVILLE ADDITION (MINOR)

Layout (2 lots)

Developer: R. Griffin, E. & C. Matos

Final (2 lots)

Surveyor: Big Spring Land Survey

Located: Northeast City; north of Randolph Avenue and east of England Street

7. SANCTUARY COVE PHASE ONE; R/S OF THE REPLAT OF LOT 5 OF SANCTUARY COVE AND OTHER LANDS

Final (50 lots)

Developer: Breland Homes, LLC

Engineer: Smith Engineering

Located: Southeast City; south of Terry Drake Road and east of Old Big Cove Road

8. SANDERS HILL AT MCMULLEN COVE

Relayout (81 lots)

Developer: The Hays Farm Trust

Preliminary (18 lots)

Engineer: Smith Engineering

Located: Southeast City, north of Little Cove Road and west of McMullen Lane

IV. LOCATION, CHARACTER AND EXTENT

1. JOHN HUNT PARK PHASE 1 (#837)

Developer: COH

Located: Southwest City; west of South Memorial Parkway and south of Airport Road

V. STREET NAMING

Dr. Joseph Lowery Blvd. – The new gateway entrance into downtown from Governors Drive and Williams Avenue

VI. STREET NAME CHANGE

Hundley Drive – The New Church Street: From Oakwood Avenue south to Pratt Avenue rename a portion of Hundley Drive and Orchard Street

VII. ZONING

1. **ZONING ORDINANCE AMENDMENT: MANUFACTURERS**
Amends Article 23 – General Business C-3 District, Section 23.1 – Uses Permitted; amends Article 75 – Alcoholic Beverage Establishment Regulations, Section 75.3 – Permitted Establishments by Districts, and amends Article 92 – Board of Adjustment, Section 92.5 – Powers and Duties, subsection 92.5.3 – Permitted Uses as Special Exceptions, by adding new subsection 92.5.3(37) to add language concerning alcoholic beverage manufacturers.
2. **GRAYBAR ZONING (1503)**
Located: East side of Research Park Blvd and the north side of Plummer Road
Proposed Zoning: Commercial Industrial Park District (8.35 acres)
3. **GREEN MOUNTAIN REZONING (1504)**
Located: East side of South Shawdee Road and on the north side of South Village Square Road
Rezoning Request: Residence 2-A District (7.40 acres) and Neighborhood Business C-1A District (0.26 acres) to Residence 1 District (7.66 acres)

VIII. INVOCATION/EXTENSION OF BONDS

1. Lanier Lakes
2. Hawk's Ridge 4
3. Heritage Brook Phase 1
4. Grayson Place Phase 2 at Sanctuary Cove: R/S
5. McMullen Place Phase 3 at McMullen Cove
6. Olde Cobblestone 3
7. Braewick Phase 2 at McMullen Cove
8. Lendon Phase I: R/S